



## Albert Park, 1 Prince Albert Street

Sold Prior To Auction

3 1 4

**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/4YE5FE8](https://ljhooker.com.au/4YE5FE8)

**Contact**  
**Rosemary Auricchio**  
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**Nick Carpinelli**  
0403 347 849  
[nickc@ljhookerwestlakes.com.au](mailto:nickc@ljhookerwestlakes.com.au)

Nestled in the highly sought-after suburb of Albert Park, this circa 1969 solid brick home offers a perfect combination of modern comfort and timeless charm. With an enclosed rear yard, a detached studio, and low-maintenance outdoor spaces, this property is the ideal choice for growing families, first-home buyers, or investors looking for long-term potential.

Step inside to an airy open-plan living area, designed to capture the northern sunlight, creating a warm and inviting space. The updated kitchen features gas cooking, ample cupboard space, and room for casual dining. Each of the three generous bedrooms includes stunning timber floors, with the master bedroom boasting built-in wardrobes and split system air conditioning.

Outside, the backyard is perfect for children and pets to play while the adults entertain under the pergola. The detached studio provides an extra space for a home office, teenager's retreat, or 4th bedroom.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker West Lakes | Henley Beach**  
**(08) 8347 3666**

Property Features:

- Solid brick home
- Light-filled open-plan living area
- Updated kitchen with gas cooking and ample storage
- Three spacious bedrooms with built-in wardrobes
- Main bathroom with separate bath, shower and WC
- Detached studio, perfect for extra living space, home office or 4th bedroom
- Large, enclosed backyard with pergola and lawn area
- Carport for two vehicles, with additional off-street parking
- Roller shutters for added privacy and security
- 4 x reverse cycle split system air conditioning

Located in the heart of Albert Park, this home offers the ultimate in convenience and lifestyle. Enjoy having everything at your fingertips, with Hendon Shopping Centre just moments away for all your daily needs. Commuting is a breeze with the train station nearby, providing easy access to the city. Families will love the proximity to quality local schools and the abundance of parks and recreational areas for outdoor activities. With all amenities within arm's reach, this central location is perfect for those seeking both comfort and convenience in one of Adelaide's most desirable suburbs. Don't miss this fantastic opportunity!

For more information about the property, please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

\* The vendor's statement may be inspected at 139 Tapleys Hill Road, Seaton SA 5023 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322



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**LJ Hooker West Lakes | Henley  
Beach  
(08) 8347 3666**

## More About this Property

Property ID	4YE5FE8
Property Type	House
House Size	191 m <sup>2</sup>
Land Area	378 m <sup>2</sup>
Including	Air Conditioning Courtyard Outdoor Entertaining Built-in-Robes Secure Parking

### Rosemary Auricchio 0418 656 386

Sales Partner | [rosemarya@ljhookerwestlakes.com.au](mailto:rosemarya@ljhookerwestlakes.com.au)

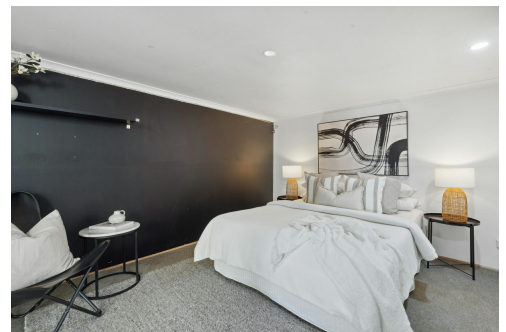
### Nick Carpinelli 0403 347 849

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### LJ Hooker West Lakes | Henley Beach (08) 8347 3666

139 Tapleys Hill Road, SEATON SA 5023

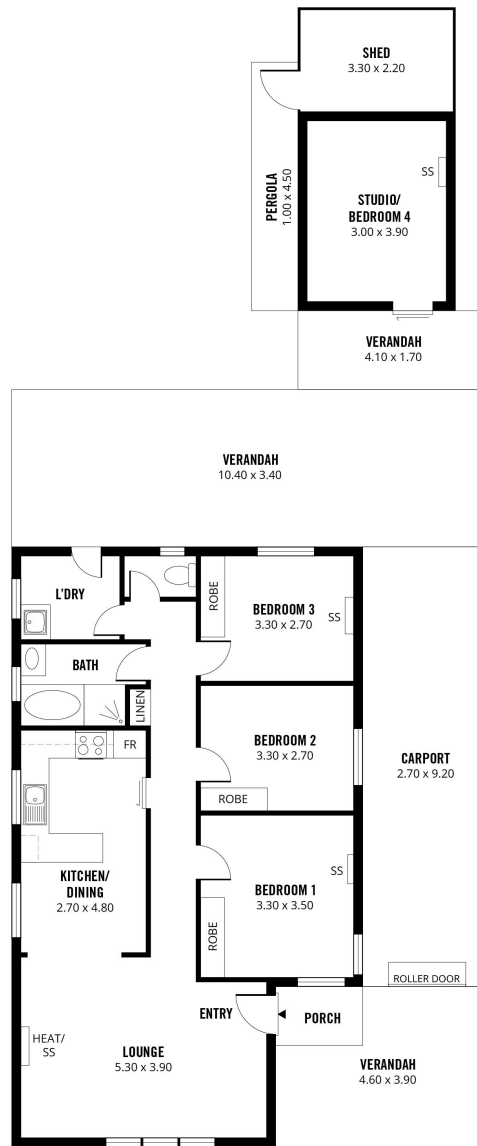
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191m<sup>2</sup>

TOTAL

95m<sup>2</sup>

Living

25m<sup>2</sup>

Carport

2m<sup>2</sup>

Porch

58m<sup>2</sup>

Verandah

4m<sup>2</sup>

Pergola

7m<sup>2</sup>

Shed



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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